

PDI 2021 Annual Membership Meeting

- ☐ Call to Order
- ☐ Introductions—2020 Trustees
- Treasurer's Report and Approval of Minutes Reports
- ☐ Election of 2021 Trustees-at-Large
- 2020 Year-in-Review
- 2021 Outlook



Preservation Dayton Inc.

Let's Protect Dayton's Legacies!

Introductions 2020 Trustees and Officers

Neighborhood Representatives					
		Dayton View—Fred Holley			
		Five Oaks —Bill Marvin			
		Grafton Hill—Dan Barton			
		Huffman Historic District—Kristen Smith			
		McPherson Town - Michael Jacobs			
		Oregon Historic District—Monica Snow, President			
		South Park—Rachel Booth			
		St. Anne's Hill—Mary Jo DuPree, Co-chair Events, Fundraising, Membership			
		Wright-Dunbar: Pam Miller Howard			
At-Large Trustees					
		Evan Lavoie—Co-chair Marketing and Media*			
		Steve Makovec*			
		Rosie Miller, Secretary*			
		Steven Solomon, Co-chair Marketing and Media			
		Rick Smith, Treasurer*—Special thanks			
		Matt Tepper			
		Paul Woodie			

^{*}Term ends 2020



Preservation Dayton Inc.

Let's Protect Dayton's Legacies!

<u>Approval of Minutes</u>—Rosie Miller: August and December 2020 Motion to approve

Treasurer's Report Election of 2021 Trustees-at-Large

PNC Account Balance as of January 27, 2021 \$550.60

Motion to approve

Mini-grant Expenses

Reimbursement from the City of Dayton	\$3 <i>,</i> 486.36
Post-reimbursement balance	\$4,036.96



Election of Trustees-at-Large Two-year term 2021-2023

- Evan LaVoie—Walnut Hills neighborhood leader, healthcare professional, PDI 's City of Dayton Mini-grant leader, Co-chair Marketing & Media Committee
- Steve Makovec—Salem Peace Corridor Secretary-Treasurer; Co-President Jane Reece neighborhood, former IT and operational management professional; Policy and Advocacy Committee
- Karen Manovich—South Park neighborhood leader, former downtown development professional for the cities of Troy, OH and currently Pittsburgh, PA; Events, Fundraising, & Membership Committee
- Rosie Miller

 Neighborhood and project leader for the Thriving Communities Land Bank initiative for Huffman, City of Dayton Board of Zoning Appeals; Events, Fundraising, Membership Committee
- Kegan Sickels—Dayton View Triangle Federation president, financial professional;
 Web, Social Media, Data Analytics Director
- Additional nominations from current members?
- Motion and 2nd to accept slate of candidates
- Vote for candidates



■ Motion to adjourn official business meeting and continue with program

2020 Year-in Review

- In memory
- PDI's Purpose and Strategic Priorities
- Committee Reports
 - Marketing and Media
 - Events, Fundraising, Membership
 - Policy and Advocacy Committee

2021 Outlook



Preservation Dayton Inc.

Let's Protect Dayton's Legacies!

Remembering two devoted preservationists



John See DSID, St. Anne's Hill



Idotha "Boostie" Neal City Commissioner 1991-2004 President, Wright-Dunbar, Inc. 2005-2014



Preservation Dayton Inc.

Let's Protect Dayton's Legacies!

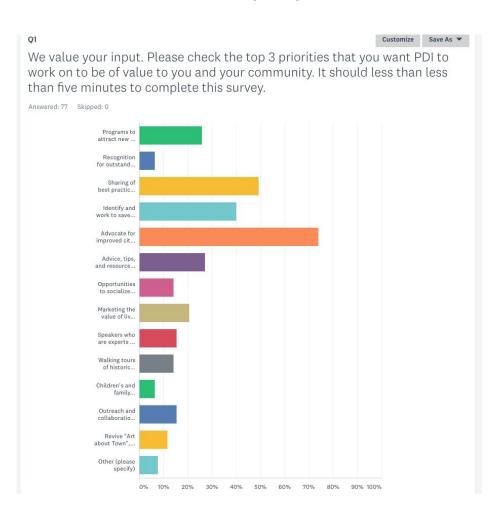
The purposes of the Corporation are:

- to promote historic preservation
- to promote the restoration, renovation and rehabilitation of historic structures and settings as economically viable activities and enhancements to the public welfare
- to participate in and advocate urban planning as it affects historic areas, sites, buildings and structures
- to facilitate the stabilization and growth of historic districts and their contiguous neighborhoods
- to facilitate communication and create a cohesive network among historic districts, societies, preservationists, local governments, and the community at large.



Strategic Priorities

Based on PDI's purpose and 2018 survey results:



#1: Advocate for city services and policies to address challenges facing historic districts (vacant properties, code enforcement, incentives, programs)

#2: **Share best practices** to solve neighborhood challenges, engage residents, enhance the quality of life in historic neighborhoods

#3: Identify and work to save endangered structures



Strategic Priorities

Three committees to achieve goals

- Marketing and Media

 Evan Lavoie and Steven Solomon,
 Pam Miller Howard, Rosie Miller
- Events, Fundraising, Membership—Mary Jo DuPree, Madison Nichols Bell, Rosie Miller, Kristin Smith
- **Policy and Advocacy**—Dan Barton and Monica Snow, Rachel Booth, Fred Holley, Michael Jacobs, Bill Marvin, Steve Makovec, Pam Miller Howard



Marketing and Media Co-chairs—Evan Lavoie and Steven Solomon

- Create and broaden awareness of Preservation Dayton through traditional, digital, and social media
- Be a local powerhouse of positive preservation ambassadors
 - Encourage residents to enhance community connections
 to our city, neighborhoods, and each other
 - Feel pride and vitality in our historic neighborhoods and share with those who are looking to visit and relocate
- Work with other PDI committees to achieve strategic priorities



Marketing and Media

Walking Tour Mini-Grant from City of Dayton

- Market and promote 10 Historic Districts
 - Transform and update 1994 print brochures into web-based audio tours
 - Develop a print brochure and map for distribution at area businesses, hotels, museums, Convention and Visitors Bureau, airport, and historic neighborhood associations

- Final Report to the City, December 28, 2020
 - 12 Volunteers
 - 437 Hours—city threshold of 250 hours
 - Valued at \$8,740
- Plus 5 volunteers and numerous unreported hours

https://www.preservationdayton.com/walking tours.html



Expenses—Final Invoice to the City

Print map/brochure

 Graphic design: Tracy Obenour	\$1,500.00
 Printing 3,750 copies: Printpoint	999.87

- Audio editing 3 tours: Audio Forest 600.00
- **Envelopes and letterhead: Printpoint** 385.59 **Total**

\$3,485.46

PRESERVATION DAYTON'S HISTORIC DISTRICT WALKING TOURS

Welcome to the homepage for Preservation Dayton's self-guided walking tours of the 10 historically-zoned district areas located in Dayton, Ohio.

These walking tours will highlight a few of the architectural and historical features of each area.

These walking tours are intended to provide a leisurely walk through Dayton's historic neighborhoods, allowing ample time to pause and appreciate the architecture, the streetscape, and the amenities of the area. We recommend that you allow 90 minutes to complete the tour, and we ask that you walk carefully, as streets and sidewalks can be uneven, and it's important to observe the terrain while you appreciate the historical and architectural features of the area.

Click on the links below or in the navigation on the menu bar to get to each areas tour.

- Dayton View Historic District
- · Five Oaks Historic Districts
 - Grafton-Rockwood-Wroe
 - Kenilworth
 - Squirrel-Forest
- Grafton Hill Historic District
- Huffman Historic District
- McPherson Town Historic District
- Oregon Historic District
- · South Park Historic District
- St. Anne's Hill Historic District
- West Third Street Historic District (Wright-Dunbar)
- Paul Laurence Dunbar Historic District



DAYTON VIEW HISTORIC DISTRICT WALKING TOUR

Welcome to a self guided walking tour of the Dayton View Historic District in Dayton, Ohio.

This walking tour will highlight a few of the architectural and historical features of Dayton View. The area we know as Dayton View was designated a historic district by the City of Dayton in 1977 and is listed on the National Register of Historic Places in 1984.

This walking tour is intended to provide a leisurely walk through the Dayton View neighborhood, allowing ample time to pause and appreciate the architecture, the streetscape, and the amenities of the area. We recommend that you allow 90 minutes to complete the tour, and we ask that you walk carefully, as streets and sidewalks can be uneven, and it's important to observe the terrain while you appreciate the historical and architectural features of the area.

On your tour, you may see houses that offer opportunities for renovation. If you are interested in bringing one of these homes back to life, please contact the Dayton View Historic District online at www.dvhd.org



Listen here:



CLICK HERE TO OPEN THE WALKING TOUR GUIDE IN A NEW WINDOW

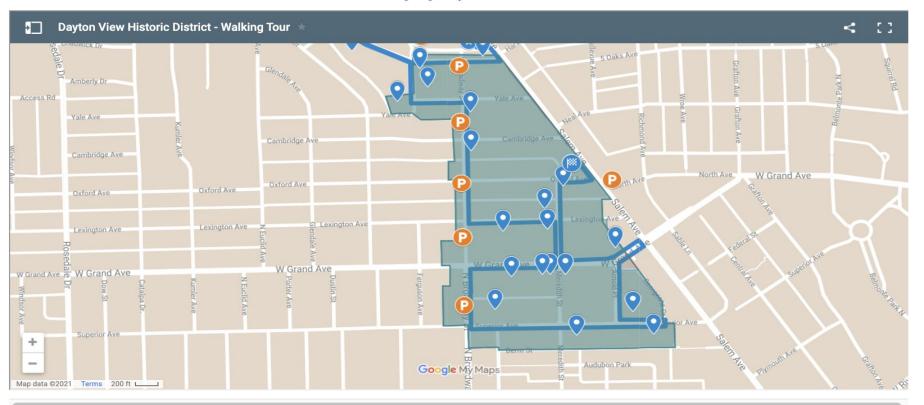


PRESERVATION DAYTON'S HISTORIC DISTRICT WALKING TOURS

Today, Dayton View retains the city's largest and most cohesive collection of fashionable, high style, turn-of-the-century houses and carriage houses. The variety of styles along with the excellent design and ampleness of many of the dwellings, provide the visitor with a visual feast of historic architecture.

Please begin your tour at the Grace United Methodist Church at the corner of Harvard and Salem. •

↓ Click this box with the arrow to see the details of each property.



PRESERVATION DAYTON

Dayton Historic Neighborhoods

AUDIO WALKING TOURS



For tour information, visit

preservationdayton.com

EXPLORE DAYTON'S NATIONAL REGISTER NEIGHBORHOODS

These tours highlight the extensive architectural and cultural significance of Dayton's historic neighborhoods. Dayton has so many great neighborhoods, we hope you will enjoy this fun way to get out and learn more about our city and its rich history. We know you'll be inspired along the way!

HOW TO USE THIS MAP AND AUDIO TOURS ON THE PDI WEBSITE

To start your tour, scan this QR code with your smart-phone or go directly to preservationdayton.com/walking_tours. Click on the neighborhood tour you would like take. Each recording provides instructions on where to start your adventure. Simply download the audio recording, press play, and enjoy your guided audio tour through one of Dayton's unique historic neighborhoods.

SUPPORT PRESERVATION DAYTON, INC.

Preservation Dayton Inc. (PDI) is your resource and advocate for preserving our regions historic neighborhoods and landmarks. Originally founded in 1983 as the Dayton Area Coalition of Historic Neighborhoods, innumerable members and leaders have been champions for protecting and improving our region's historic communities, landmarks, and the built environment. Learn more and become a member today at www.preservationdayton.com.



Protecting Our Irreplaceable Legacies

Follow us on Facebook and Instagram

Preservation Dayton, Inc. P.O. Box 3614, Dayton, Ohio 45401-3614 Phone: 937-234-4704 preservationdayton227@gmail.com

This project was made possible by a generous grant from the City of Dayton and many dedicated volunteers.

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OREGON HISTORIC DISTRICT

Dayton's first neighborhood was laid out by Daniel Cooper in 1815. The district's eclectic architecture began in 1829 with the sale of 27 plats. Homes range from modest cottages to high-style mansions in Federal, Greek Revival, Italianate, Victorian, and Queen Anne styles. After the 1913 flood, many residents moved and during WW II many homes became rooming houses. By the 1960's, the city planned to demolish the area. A group of visionaries stopped the city and their efforts motivated "urban pioneers" to move to Burns-Jackson. In 1973, residents formed the Oregon Historic District Society. Today diverse families and residents continue to improve the community and share it with visitors.



GRAFTON HILL HISTORIC DISTRICT

Grafton Hill contains some of Dayton's best examples of stately, high-style residential architecture from the late 19th and early 20th Centuries. Dayton's most affluent residents moved northward across the river from the city center and built homes in the popular architectural styles of the time: Queen Anne, Neoclassical, Tudar, and Craftsman. Today Grafton Hill maintains its historic charm and an active neighborhood association. The Dayton Art Institute, the Masonic Center and Annunciation Greek. Orthodox Church are nestled within its boundaries. Grafton is within walking distance of the best of downtown—the Schuster Center, Riverscape Metropark, River Run, the bike path, and much more.

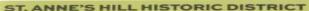
SOUTH PARK HISTORIC DISTRICT

This 24-block area includes structures in vernacular, cottage, and high styles. In 1853 "Park Street" was designed as a scenic boulevard for grand homes in the countryside. In the 1880s, John H. Patterson, started improving areas near NCR and hired the Olmstead Brothers to enhance Park Drive. The area grew into a garden-filled community where factory workers and managers lived side-by-side. Today South Park is a close knit community of diverse residents. You'll find distinctive, renovated homes and thriving businesses, dining options, coffee shops, and breweries within easy walking distance.



DAYTON VIEW HISTORIC DISTRICT

The Dayton View Historic District, stands out for its diversity of architecture from the late 1880s to the 1920s including High Victorian, Queen Anne, Chateouesque, Prairie and Foursquare homes. Many regal homes feature wide staircases, third-story ballrooms, carriage houses, and ornate mantles. Even the more modest homes hold unique architectural treasures. Today the beauty of Dayton View's housing is complemented by its active neighborhood association, the richness of its economic and cultural diversity, and exciting developments along Salem Avenue including Dayton's first cooperatively owned grocery store, the Gem City Market.



St. Anne's Hill is significant for the quality and diversity of its architecture and as Dayton's finest example of an intact, ethnic German neighborhood. The 11 square-block area was designated as Dayton's second historic district in 1974, a year after Oregon. The area is full of well-preserved late 19th and early 20th Century homes, predominantly Victorian folk-type dwellings and a few remarkable high-style residences. Today, St. Anne's Hill is known for being an extremely social neighborhood. East Fifth Street also offers unique and vibrant businesses and dining options. St. Anne's Hill is a special place – a community of neighbors that continues to improve and presserve this little piece of Dayton.



WRIGHT-DUNBAR VILLAGE -WEST THIRD HISTORIC DISTRICTS

The home of Paul Laurence Dunbar and the Wright brothers, first developed as a streetcar suburb after the Civil War. After World War I, Wright-Dunbar became the cultural and commercial center of Dayton's African American community. Much of the area was lost to "urban renewal" in the '70s. Today, the area is thriving with its active neighborhood association and activities in Oak and Ivy Park. Homes range from the late 1800s to early 1900s as well as new, in-fill homes. West 3rd Street offers vibrant businesses, Dayton's Aviation Heritage National Historical Park, and the Walk of Fame.



William P. Huffman, founder of the Huffy Bicycle Company, had a vision of an economically diverse, tightly knit community where social luminaries, city leaders, factory workers, and artisans lived. He realized his vision in the late 1800s by building a remarkable collection of homes on land he owned just outside the city—everything from the most ornate Victorian and Queen Anne mansions to smaller homes of simple, classic design. Today, the Huffman Neighborhood Association creates a community where everyone knows each other. Residents share expertise for renovation projects, enjoy unique businesses on East 3rd and 5th and the fun social life of the neighborhood.



PAUL LAURENCE DUNBAR HISTORIC DISTRICT

The district consists of Victorian and Italianate homes from the late 1800s. Paul Laurence Dunbar's home is open as a museum and appears much as it did when he purchased it in 1904. He completed his last works here at age 33. Born to former slaves in 1872, Dunbar's work reveals the daunting challenges African-Americans faced after the Civil War. He published over 400 poems, six novels, numerous plays, stories, and lyrics. His work has influenced Langston Hughes, Toni Morrison, Maya Angelou and others. Homes in this small area are bursting with renovation opportunities.



Founded in 1845, McPherson is noted for its well-preserved Queen Anne and Eastlake homes. In the 1870s a new subdivision and levee motivated middle-class families to move to McPherson. By the 1970s, the 1913 flood, urban decline, and the interstate highway had all taken a toll. Fortunately, preservationists began to renovate homes and convinced the city to designate the area as a historic district in 1977. In 1993, volunteers and the Home Builders Association created the city's first Rehabarama project in McPherson. Today almost every structure has been renovated. With its until size, proximity to downtown and the bikeway, and iociable neighborhood association, McPherson Town is a vibrant center of urban living.



FIVE OAKS HISTORIC DISTRICTS

Dayton's Five Oaks neighborhood includes three historic districts. Together, they represent Dayton's expansion from the city center in the early 20th Century. The Grafton-Rockwood-Wroe Historic District consists of single-family homes in popular Foursquare, Bungalow, and Craftsman styles. The Squirrel-Forest Historic District exhibits a diverse mix of significant upscale, urban architecture from the early 20th Century. The Kenilworth Historic District showcases 1910s to 1930s Craftsman, Tudor, Colonial, Foursquare, and Cotswold Cottage homes on large wooded lots. With its diverse architecture, active neighborhood association and Grand View Hospital to the south, Five Oaks offers some of the best housing values in the city.







Thank You!

- Photos Andy Snow
- Audio Lew Hann, Steve Makovec, Christine Brunner, Jay Brunner, Adam Alonzo
- Web, Interactive Maps Kegan Sickels
- Content Evan Lavoie, Stephen Solomon, Monica Snow, Betsy Wilson
- Print Brochure Evan Lavoie, Monica Snow
- Neighborhood Revisions Cheryl Bates, Mary Jo DuPree, John Edinger, Mary Ellington, Fred Holley, Michael Jacobs, Barlyn Kerr, Pam Miller Howard, Jeff Jackson, Rosie Miller, Betsy Wilson
- Neighborhood Canvassing Evan Lavoie
- Grant Application Evan Lavoie and Rosie Miller
- Grant Reporting Evan Lavoie
- Grant Genius Evan Lavoie

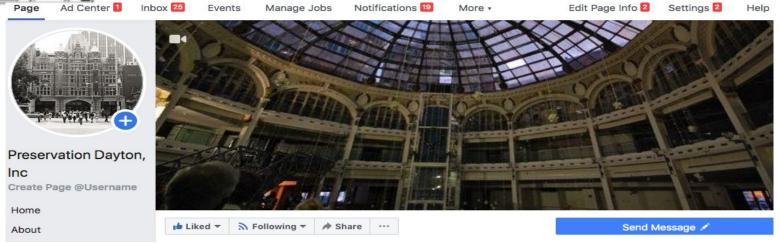


■ We Need Your Help

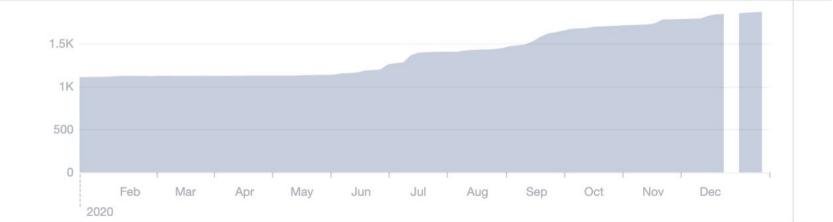
- Develop house histories and content for
 - Kenilworth
 - Rockwood-Wroe
- Distribute print brochures
- Promote on social media and other web sites—neighborhood & other associations, personal sites



Social Media—Facebook

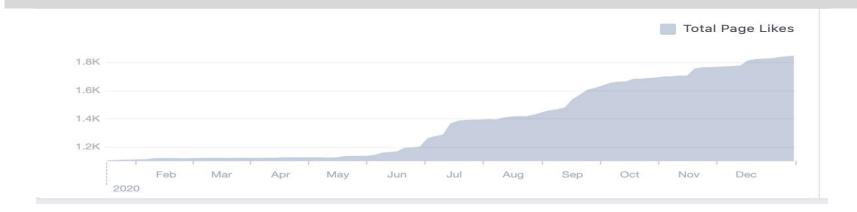


Followers > 63% 2019 = 1,150 2020 = 1,874





Social Media—Facebook



Top Posts Over 1,000 Engagements: Likes, Shares, Comments

- Forgotten Fridays: Julienne School 28K, Grandview Hospital
 5.1K, Dayton Board of Education 3.4K
- Excellence in Preservation Awards: 148 Squirrel Road 1.8K
- Wins and Losses: West Side YWCA NPS Grant 12.7K Iddings House Fire 1.7K

SUCCESS STORIES

14 historic districts, RTA Transportation Center facades, 1907 Dayton Power and Light Steam Plant, Memorial Hall, Riebold Building facade, Shawen Acres, Grafton Hill homes, and more.



TIPS AND TRICKS & RESOURCES

Learn about researching, finding resources for, and maintaining your historic home.



PROPERTIES COMMITTEE

Learn about and nominate properties for our Endangered Properties Committee to advocate for and try to save!



AWARDS

It is hard work to save our history and architecture and we recognize your efforts with annual preservation awards.



BECOME A MEMBER

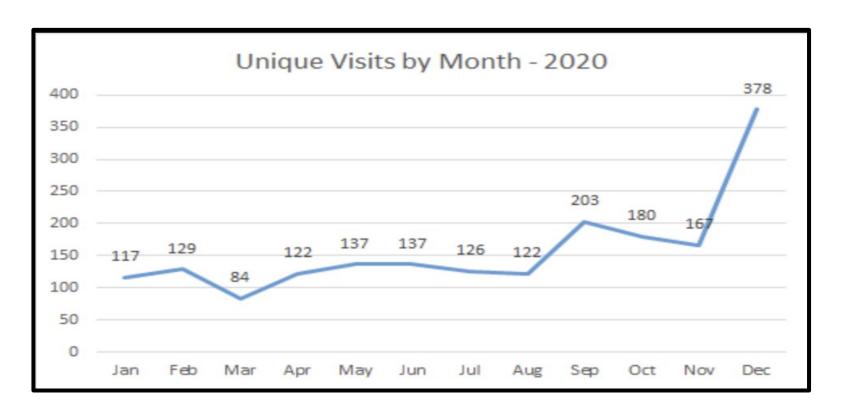
2021 Memberships are now available to be paid on our website. Visit our <u>Support</u> Page to become a member and join our January 2021 Meeting!

"A building. A block. A district. A future.---The power and promise of re-urbanism is on a positive trajectory."
- National Trust for Historic Preservation

Web Enhancements www.preservationdayton.com

- Interactive Map City of Dayton Neighborhoods and Landmarks <u>https://www.preservationdayton.com/neighborhoods.html</u>
- More Resources and Tips and Tricks
- Walking Tours
- Awards
- Endangered Properties

Web Engagements



Top Active Pages in the Past Month

preservationdayton.com: 195 Views

Walking Tours: 90 Views

Join: 80 Views

Neighborhoods: 49

Views

Resources: 43 Views

NEW! www.instagram.com/preservation_dayton/

Instagram

Q Search

662 followers









preservation_dayton

Follow

76 following

Preservation Dayton, Inc.

17 posts

Originally founded in 1983, members and leaders have been champions and advocates for the Dayton Region's historic communities and architecture.

preservationdayton.com



TAGGED















Events, Fundraising, MembershipChair—Mary Jo DuPree

Excellence in Preservation Awards – Virtual				
	St. Anne's—Adam and Jason Coatney-Schuler			
	Squirrel-Forest—Steven and Mary Solomon			
	McPherson—Michael Jacobs and Gretchen Durst			
	Oregon—Rezza's Roast Audria and Ebi Maki			
Coming Soon				
	South Park			
	Huffman			
	Grafton			
	Wright-Dunbar			
	At-Large			
	City-wide			
	Life-Time Achievement			



Excellence in Preservation Awards

Special thanks to Alexa Jackson for her beautiful photography!

ST. ANNE'S HILL HISTORIC DISTRICT



Adam and Jason Coatney-Schuler 1505 E. Fourth St.

OREGON HISTORIC DISTRICT



Audria and Ebi Maki, Owners of Reza's Roast 438 Wayne Ave.



Excellence in Preservation Awards

MCPHERSON TOWN HISTORIC DISTRICT

FIVE OAKS HISTORIC DISTRICTS



Michael Jacobs & Gretchen Durst 101 McDaniels St.



Steven and Mary Solomon 148 Squirrel Road

https://www.preservationdayton.com/2020awards.html



Events, Fundraising, Membership

- **□** 2019 Memberships
 - 39 paid memberships
 - 2 honorary members
 - 43 people and organizations
 - Revenue = \$520
- **2020 Members** \$15 Individual \$25 Family \$50 Business
 - 53 paid memberships
 - 4 honorary members
 - 71 people and organizations
 - Revenue \$1,275
 - —Includes \$295 in donations from 7 generous members



Co-Chairs — Dan Barton, Monica Snow

Advocate for city services and policies to address challenges facing historic districts

- Goal: Stabilize and improve historic neighborhoods and landmarks by addressing vacant and deteriorating properties through
 - improved code enforcement
 - more effective use of existing laws and ordinances
 - foreclosure processes
 - and partnerships with government, non-profits, private sector
- Conduct a pilot for the next 18-24 months with Dayton's historic neighborhood associations



Advocate for city services and policies to address challenges facing historic districts

- ☐ Huffman Historic District "Thriving Communities" Initiative
 - Thanks to Rosie Miller and other Huffman Historic District leaders
 - Partnership with Montgomery County Land Bank
 - Address vacant properties: back taxes Land Bank foreclosure, selective demolition, stabilization
 - \$250K over three years, plus match from City of Dayton:
 Direct funding and in-kind services
 - —June 16, 2020 Land Bank Board Approval Video

https://www.facebook.com/212753002442692/videos/267107154607120



More effective use of existing existing laws and ordinances

□ Planned Development for 633 Grand Avenue and Vicinity PLN 2020—00216 Mountain Lion LLC



- Vacant, problem property Grafton, near Five Oaks
- PDI opposed zoning change:
 Single-family zoning to
 multiple-family
- Multiple Plan Board
 Meetings February-August



More effective use of existing existing laws and ordinances

- ☐ Planned Development 633 Grand Avenue, Mountain Lion LLC
 - PLN Despite City Commission approval in September, PDI's efforts resulted in:
 - Less density, fewer units
 - Additional common space and green space
 - Improved landscaping, street presence, curb cuts
 - **Special thanks:** Dan Barton, Cheryl Bates, Paul Woodie, Michael Jacobs, Bill Marvin, John Edinger and other Grafton leaders, and Steve Makovec
 - Debrief: Lessons learned, next steps
 - Dayton City Commission meeting Sept. 30, 2020 19:13 https://www.youtube.com/watch?v=73n1f4IGKiY



- Strengthen Partnerships with government, non-profits, private sector
 - Private sector—Historic tax credit application for 24 Yale
 - Owners attended PDI's May 2019 Panel
 - Non-profits—Dayton Foundation Charitable Giving Account
 - Government
 - Montgomery County Land Bank, Mike Grauwelman
 - Code Enforcement and Stabilization:
 Steve Gondol, Deputy Director of Planning
 Denny Zimmer Supervisor, Nuisance Abatement



Policy and Advocacy Share best practices

25 phone, email, Facebook inquires

- National Register Nomination Process
 - Fairview Neighborhood
 - Box 21
- Save Historic Structures
 - —Model Cities Community Building 1520 Germantown Pike
 - —Historic home in downtown Troy, Cherry Street
- Find historic properties for sale or rent
- ☐ Renovation advice, resources
 - Victorian home in Piqua: radiators, stair case, art glass
 - architects, commercial property inspectors
 - architectural antiques
 - preserving historic house plans
 - house histories
 - historic tax credits



Updates—Major Renovations Downtown





East 5th East 3rd



Updates—Major Renovations Downtown





Updates—Phase 1 Stabilization



United Brethren Publishing House Centre City Building

- ☐ Public Nuisance = Legal right for City to enter
- □ PDI offered to be 501C charitable pass through
- Memorandum of Understanding Thanks to Michael Jacobs



Updates—Historic Neighborhoods



141 Ringgold Event Space HD1



2013-2027 E. 5th Mixed Use



East 4th Street-New Roof



Updates—HD2 Designations



Boyer Funeral Home, 609 W. Riverview Avenue, undated (photo by Bunting, from the Dayton Daily News Archive MS-458)

Notable Daytonians who temporarily rested at Boyer's Funeral Home include: John H. Patterson, James M. Cox, Charles F. Kettering, Orville Wright, and George H. Mead.



600 Riverview former Boyer Funeral Home

834 Riverview Terrace Jane Reece's former home



Losses

BECKER'S MARKET 860 BROWN ST.



ROBERT M. NEVIN HOUSE 1802 E. 3RD ST.

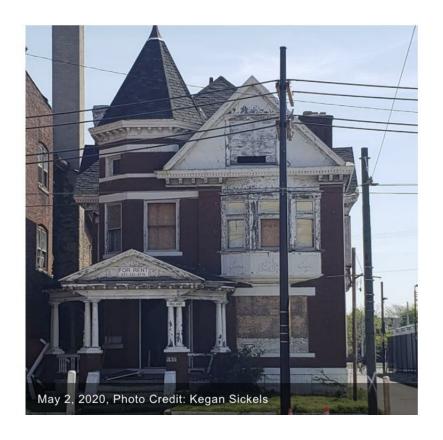




Losses

ALFRED H. IDDINGS HOUSE 344 S. MAIN ST.

ST. JOSEPH SCHOOL 400 E. 2ND ST.





Outreach to owners

Outreach to parish and Archdiocese



2021 Outlook—Send Us Your Ideas

- ☐ Update 2018 Survey Results
- Educational and social events: Zoom and safely distanced
- Continue Excellence in Preservation Awards
- May "Excellence in Preservation Award National Preservation Month
- ☐ Continue collaboration with Land Bank and City
- ☐ Explore Façade Easements as a preservation incentive
- Proactive Outreach: Fairview Neighborhood, Historic YWCA,
 Gem City Ice Cream Building
- ☐ Launch Top 10 Endangered Properties Initiative



Overview Committee Objectives/Charter Overview

- Identify Local Historic Properties, having significant architectural features and/or significance to Dayton's history and requiring stabilization to avoid deterioration beyond repair.
- Identify, create and secure funding sources to implement and execute a stabilization plan that ensures work is completed in a timely manner.
- Provide information related to stabilized properties to the PDI Marketing Team and/or a PDI Board sanctioned realtor who will be responsible for developing reuse strategies and finding appropriate developers/owners.



Committee Objectives/Charter Overview - Tasks

	Select from the Nomination submissions up to ten (10) candidate properties or up to 30K soft. (when commercial structures are included) per year for stabilization.
	As a property is stabilized, it can be removed from the stabilization list and a new candidate can be added to the list.
	The full PDI Board will assess the nominations and/or Committee recommendations and approve final selections.
	Work with appropriate legal resources to identify and resolve all ownership issues, Right to be on property, etc. For each property.
	Solicit and work with appropriate Trades/ Developers to identify stabilization requirements and estimates.
	Identify and acquire funding resources and in-kind services such as building trades or restoration specialist. This may further include decisions on any equity interest.
	Oversight, management and execution of the stabilization plan, including the possibility of securing additional control through a lien or other equity interest in the property.
_	Turnover of the property to the PDI Marketing Team and/or PDI selected realtor.



2021 Target Timelines

Populate the committee with members who meet the defined criteria (substantially complete)
Selection process completed, approved and implemented (1/31/2021) First meeting by end of Q1/2021
First group of properties identified and approved by PDI Board (pending nominations)
Legal/Title issues identified and resolved (dependent on individual circumstances and funding)
Stabilization requirements identified and documented
Stabilization contractors solicited and screened
RFQ's developed and released
Contractor selection completed
Funding issues resolved
Execution of Stabilization Plan completed
Turn-over to Marketing Team and/or Realtor
Review and evaluation of the team's efforts and the processes



Committee Members

Fred Holley Chair, Retired NCR Director IT Global Procurement; City of Dayton Landmarks Commission Chair;
President Dayton View Historic Association, VP, Salem Avenue Peace Corridor Ilc. and Treasurer, Gem City
Market https://www.linkedin.com/in/fred-holley-36594749/
Dan Barton, Principal, BrainWave historic tax credit and preservation consultants, Grafton Hill Neighborhood
Development Corporation, long-time resident Grafton, offices in historic Red Top Building in
Huffman http://www.historicaltaxcredits.com/index.php
Paul Woodie retired OMB Director, Planning Director, and Assistant City Manager City of Dayton, strategic
planning and community development consultant, President East End NDC, Board Member Clean Energy4All,
Neon Movies. WestCare Ohio CAC, downtown resident. https://www.linkedin.com/in/paul-woodie-4a56295/
Dan Brown, attorney, environmental law, zoning, real estate, general business litigation; owns the historic
building at 5th and Ludlow where the firm's offices are located https://www.brownlawdayton.com/
Tim Bement Principal, App Architecture, AIA, NCARB, LEED AP BD+C, https://app-arch.com/team/timothy-j-bement/
Michael Jacobs attorney, private practice focusing on commercial and intellectual property transactions;
former General Counsel of LexisNexis, Snap-on Business Systems, and SAI Global; lives in McPherson Town
where he has renovated several historic homes https://udayton.edu/directory/law/jacobs_michael.php
Jeff Wysong Dayton Restoration and Reclamation, Jeff has renovated several challenging historic homes in
many of Dayton's Historic Districts; Also built the Dublin Pub
addition https://www.antiquesvillage.net/dayton-reclamation-restoration
Kegan Sickels accounting and finance professional CareSource, Dayton View Triangle President where he has
led efforts with the city to get DVT listed on the National Register, web, social media, mapping, research, and
data analysis https://www.linkedin.com/in/kegansickels/z
Monica Snow retired marketing and product development professional Lexis-Nexis, Reynolds & Reynolds,
Wright State; lives in Oregon where she has renovated several homes
in https://www.linkedin.com/in/monica-snow-4662243/
Open One member with grant writing, fundraising experience; and/or additional PDI trustees
- Realtors with historic property sales experience will be brought in as needed



Property Nomination/Selection Criteria

Property must be at least 50 years old

Exhibit at least one of the following characteristics of exceptional significance:

- Be associated with individuals, groups, events, or trends that have made a significant contribution to Dayton's history
- Retains distinctive features of a type, period or method of construction and/or represents exceptional work of an architect(s) or craftsperson, or possess high architectural or artistic significance
- Retains its historic integrity as exhibited by its location, setting, design, materials, workmanship or association



Donation and Nomination Process

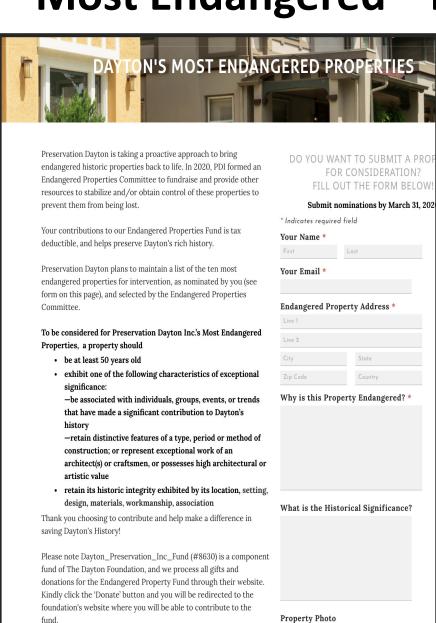
☐ Tax deductible contributions to the PDI Endangered Properties Fund can be made, in PDI's name, to the Dayton Foundation who will administer the fund on behalf of PDI:

https://www.daytonfoundation.org/ccgift.html?Source=EXT&ReturnFundID=86 30&ReturnFundName=Dayton Preservation Inc Fund

■ Endangered Property Nomination applications can be completed online at PDI's webpage—by March 31, 2021

https://www.preservationdayton.com/endangered.html

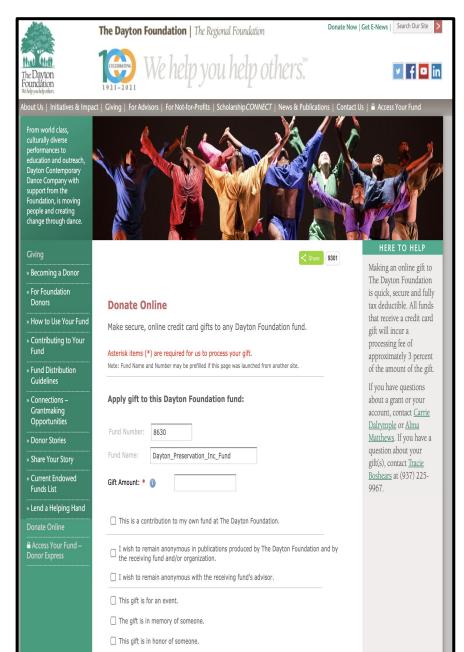
Most Endangered—Nominate and Donate



Endangered Property Fund

\$100,000.00

Choose File No file chosen



Your support is much more than saving irreplaceable buildings, it is preserving the fabric of our community.



Questions and Discussion

Thank You for Your Support

MEMBERSHIP

Membership is open to all who want to preserve our irreplaceable architectural heritage and the quality of life fostered by Dayton's unique National Register neighborhoods and landmarks. By becoming a member of PDI, you will join in the effort to preserve Dayton's history one brick at a time.